

# DOWN HOUSE & BARN

*Magazine* 



THE  
COUNTRY  
HOUSE  
DEPT.





# DOWN HOUSE & *Barn*

Shilton, West Oxfordshire, OX18 4AB



Down House is a handsome Grade II listed village home built of Cotswold stone under a traditional roof, occupying a prominent central position with views over its own paddock and an additional 3.5 acres of gardens and grounds. The house was sensitively renovated 5 years ago by HAM Interiors. The accommodation is arranged over three floors, offering balanced family living with two reception rooms, a kitchen/breakfast room with Everhot, and five bedrooms. Gardens include a terrace, walled garden, orchard and productive vegetable plot. The Barn and outbuildings are set within the gardens. Planning permission is in place to convert into a separate 5000 square foot dwelling, together forming an exceptional lifestyle and development opportunity.







# THE FINER *Details*

Down House  
Bedrooms  
5

Reception Rooms  
3

Bath/Shower Rooms  
2

Large Cotswold stone barn  
Planning permission to convert to separate residential dwelling

Stables

Outbuildings

Acreage  
3.88

What3Words  
[//homeward.supply.peanut](https://www.what3words.com/home?w3w=//homeward.supply.peanut)

Co-Ordinates  
51°46'31"N , 001°36'50"W

Services  
Mains water, electricity and drainage  
Oil fired central heating

Listing  
Grade II

EPC  
E

Council Tax  
Down House G  
The Barn Flat A

Local Authority  
West Oxfordshire District Council

Planning Permission Reference  
21/03434/LBC













# ABOUT THIS *Area*



The unspoilt village of Shilton is within a conservation area and is centred around a pretty village green with a ford to cross the Shill Brook. within the village is the popular 17th century Rose and Crown pub as well as a village hall and church.

Shilton lies within the most easily accessible part of the Cotswolds, just 1.5 miles off the A40 approaching the market town of Burford. Burford is two miles away and provides local and boutique shopping, restaurants and schooling and of course the Burford Garden Company. The popular towns of Northleach, Cirencester and Lechlade are within easy reach; and Oxford and Cheltenham also provide extensive shopping, cultural and recreational opportunities. sporting facilities within easy reach include golf at Burford and Frilford Heath, hunting with the Heythrop, and adjoining VWH. Soho Farmhouse, Daylesford Spa and Gym, and Estelle Manor are all within 30 minutes' drive. The surrounding countryside provides excellent country walks and opportunities for country pursuits. good regional theatres are available in Oxford, Cheltenham and the world-famous RSC at Stratford-upon-Avon. Oxfordshire is a county that offers a range of good schools, including the Dragon, Cothill and St.Hughs, Summerfields, Oxford High and Magdalen College School and St Edwards at Oxford, Abingdon School, St Helen's & St Katherine's, Radley, the Cheltenham Colleges, Kitebrook at Moreton-in-Marsh and Tudor Hall in Banbury.

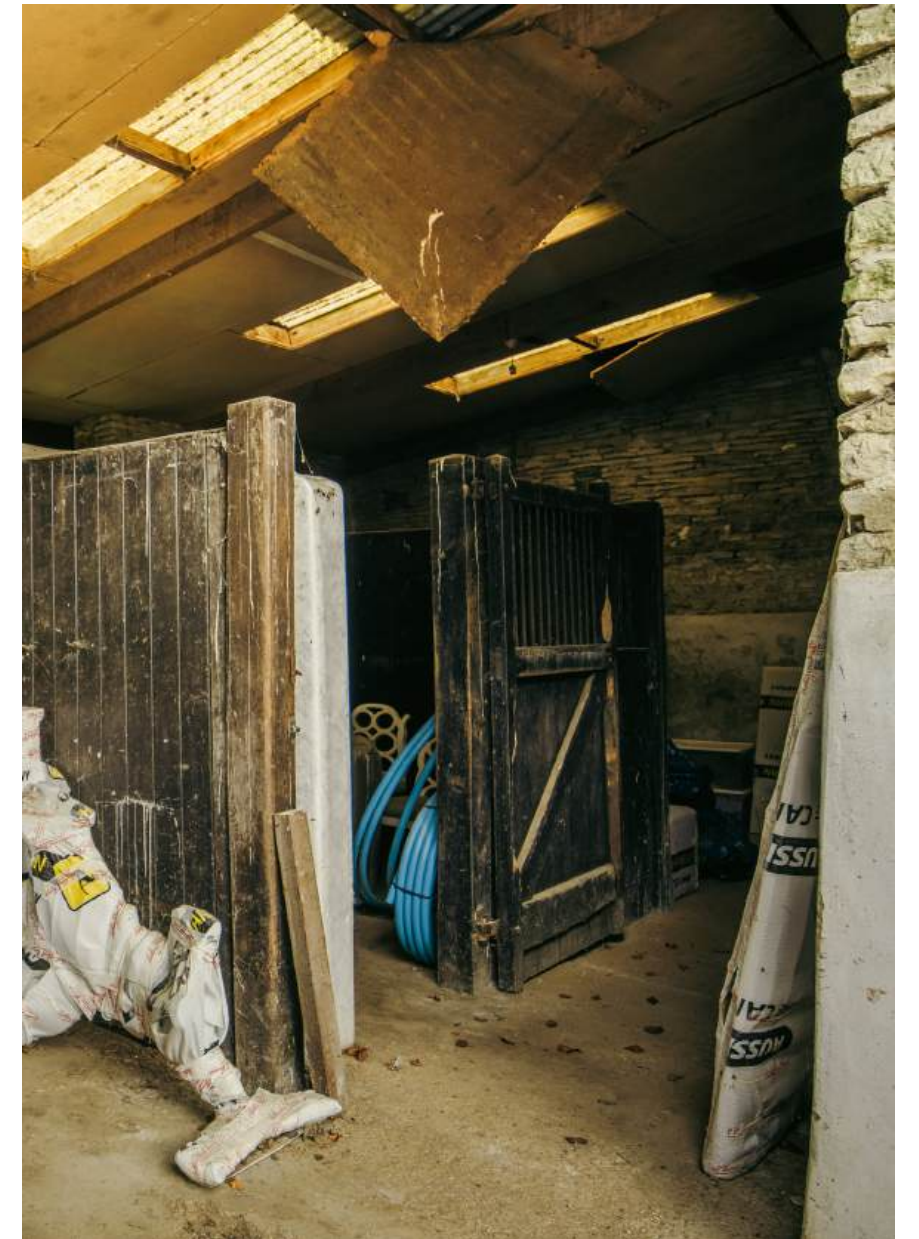












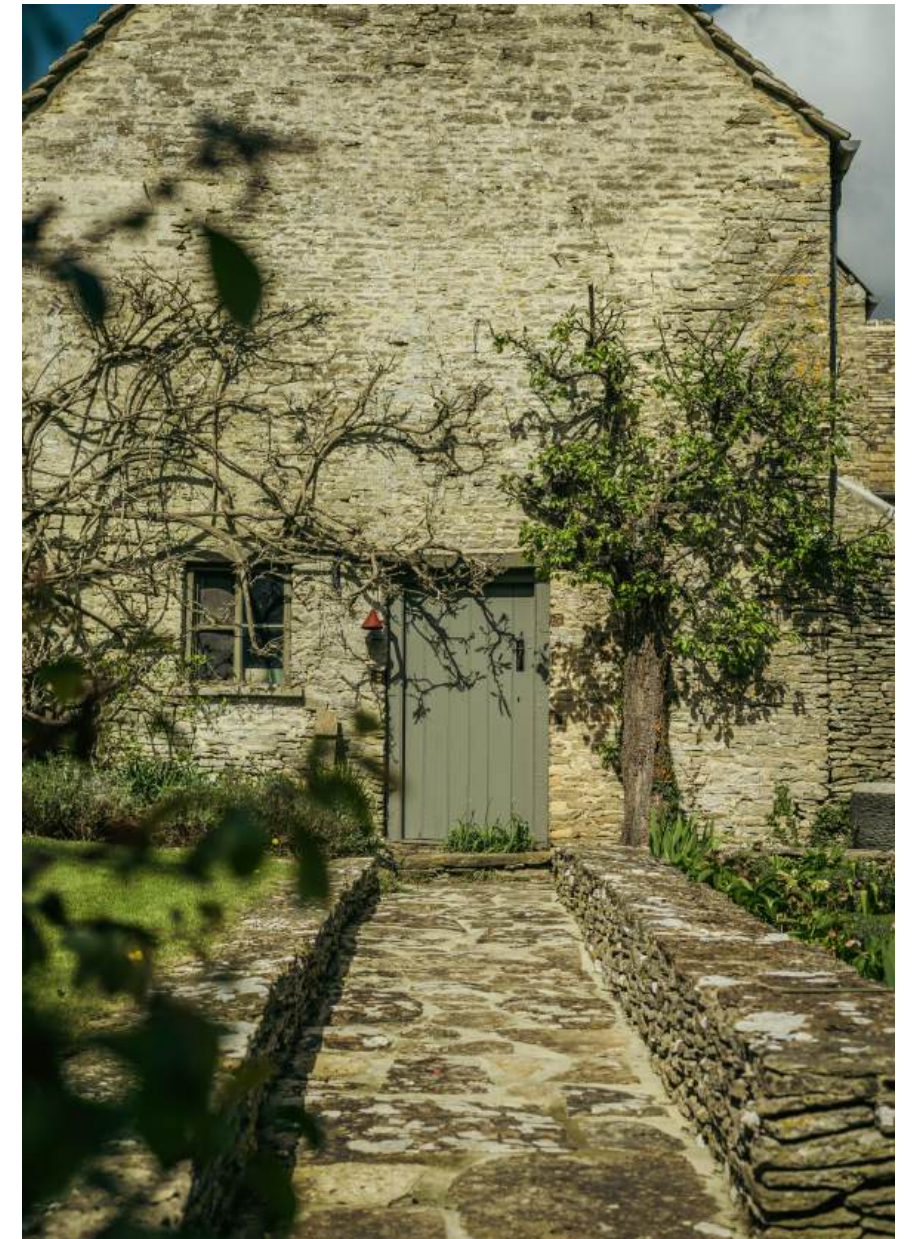
The Barn













# POINTS OF *Interest*



## **Towns and Cities**

Burford 2 miles  
Witney 6 miles  
Charlbury 11 miles  
Northleach 12 miles  
Oxford 20 miles  
Cheltenham 25 miles  
Central London 73 miles

## **Pubs & Restaurants**

Rose & Crown, Shilton  
The Bull, Burford  
The Swan, Swinbrook  
The Double Red Duke, Clanfield

## **Train Stations**

Charlbury 11 miles  
(London Paddington from 70 minutes)  
Hanborough 12 miles  
(London Paddington from 55 minutes)  
Oxford Parkway 17 miles  
(London Paddington from 63 minutes)  
Swindon Train Station 19 miles  
(London Paddington from 51 minutes)

## **Airports**

Birmingham Airport 57 miles  
London Heathrow 62 miles  
London Gatwick 98 miles



# FLOORPLANS

## *Down House*



House - 239 sq m / 2,572 sq ft  
 Barn 268 sq m / 2884 sq ft  
 Outbuildings - 20.6sq m / 222 sq ft  
 Total - 519.8 sq m / 5,595 sq ft

# PROPOSED ELEVATIONS

## The Barn

0 1 2 3 4 5  
 VISUAL SCALE (M) 1:100  
 NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED. DIMENSIONS TO FACE UNLESS OTHERWISE STATED. DIMENSIONS TO FACE UNLESS OTHERWISE STATED.



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



SECTION A-A



SECTION B-B

**LEGEND**

- white hatch indicates existing structure
- grey hatch indicates new / replacement structure
- hatch indicates structure to be removed
- hatch indicates extent of proposed bar loft
- hatch indicates voided space above

D 10.08.21 Planning team  
 C 21.08.21 Amendments  
 B 15.02.21 Amendments  
 A 08.08.21 Amendments  
 10.08.21 date: description  
 DRAWN BY: [Name]  
**PLANNING**  
 BARN TO THE REAR OF DOWN HOUSE  
 BRIDGE STREET, SHILTON  
 PROPOSED ELEVATIONS & SECTIONS  
 Date: 10.08.21  
 Scale: 1:100  
**21022 - PE010 - D**  
 The Studio, 10 Church Road, Whitby, North Yorks, YO21 1JZ  
 01904 616161

**Anderson Orr**  
 Architects

# AREA GUIDE

## *West Oxfordshire*

West Oxfordshire sits on the edge of the Cotswolds and offers an appealing blend of rolling countryside, honey-coloured villages and a thriving food scene. Market towns such as Burford, Witney and Charlbury provide a lively hub, while smaller villages deliver classic English charm, with stone cottages, village greens and excellent country pubs

### **Walking – Windrush Valley**

Walking in the Windrush Valley offers some of the Cotswolds' most picturesque countryside, with gentle riverside paths, wildflower meadows and honey-coloured villages. Routes around Burford are particularly popular, combining peaceful scenery with inviting country pubs—perfect for relaxed, quintessentially English walks.

### **Eating Out – The Swan, Swinbrook**

The area is full of stylish country pubs offering exceptional food. To name a few, the Swan in Swinbrook, the Bull in Charlbury, the Bell in Langford and the Victoria Inn in Eastleach. Bull in Burford offers the best dining in the area. Soho Farmhouse, Daylesford and Estelle Manor all offer fabulous dining options. The Upton Smokery just outside Burford is the perfect farm shop.

### **Event - The Wilderness Festival**

The Wilderness Festival, held at Cornbury Park near Charlbury, is a boutique summer event combining music, food, arts and wellness. Set in stunning parkland, it features lakeside swimming, dining experiences and cultural talks, attracting a stylish, London-influenced crowd to West Oxfordshire.

### **Day Out – Cotswold Wildlife Park & Gardens**

Cotswold Wildlife Park and Gardens is a much-loved attraction set within beautiful landscaped parkland around a Victorian manor. Home to a wide variety of animals, from giraffes to rhinos, it offers spacious enclosures, peaceful gardens, and a relaxed, family-friendly atmosphere, making it an ideal destination for a memorable day out.





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03332 340 901  
[info@thecountryhousedepartment.com](mailto:info@thecountryhousedepartment.com)  
[thecountryhousedepartment.com](http://thecountryhousedepartment.com)

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